

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Bristol Consortium**

State: **TN**

PJ's Total HOME Allocation Received: **\$7,433,177**

PJ's Size Grouping*: **B**

PJ Since (FY): **2003**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	8		
Program Progress:							
% of Funds Committed	100.00 %	96.56 %	1	96.45 %	100	100	
% of Funds Disbursed	97.94 %	88.47 %	1	87.93 %	93	91	
Leveraging Ratio for Rental Activities	0	1.67	7	4.73	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	83.88 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	43.74 %	76.85 %	7	70.15 %	10	12	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.83 %	65.51 %	2	80.67 %	89	85	
% of 0-30% AMI Renters to All Renters***	41.67 %	45.66 %	5	45.30 %	43	42	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	71.15 %	1	95.32 %	100	100	
Overall Ranking:			In State:	6 / 8	Nationally:	21 24	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$4,144	\$13,827		\$26,635	24 Units	4.70 %	
Homebuyer Unit	\$8,178	\$12,541		\$14,938	427 Units	83.20 %	
Homeowner-Rehab Unit	\$42,537	\$24,839		\$20,675	62 Units	12.10 %	
TBRA Unit	\$0	\$9,280		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bristol Consortium TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$4,144	\$87,012	\$42,759
State:*	\$41,337	\$70,880	\$32,515
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.73

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	75.0	91.1	80.6	0.0	Single/Non-Elderly:	54.2	42.0	19.4	0.0
Black/African American:	25.0	4.9	19.4	0.0	Elderly:	0.0	4.0	51.6	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	0.0	20.4	16.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.2	27.7	11.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0	Other:	41.7	5.9	1.6	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.2	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	3.5	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	54.2	35.0	51.6	0.0	Section 8:	95.8	0.0 [#]		
2 Persons:	41.7	22.3	30.6	0.0	HOME TBRA:	0.0			
3 Persons:	4.2	19.0	8.1	0.0	Other:	0.0			
4 Persons:	0.0	13.4	6.5	0.0	No Assistance:	4.2			
5 Persons:	0.0	7.0	3.2	0.0					
6 Persons:	0.0	2.3	0.0	0.0					
7 Persons:	0.0	0.5	0.0	0.0					
8 or more Persons:	0.0	0.5	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

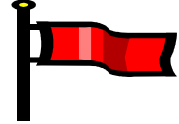
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bristol Consortium State: TN Group Rank: 21
 (Percentile)
 State Rank: 6 / 8 PJs Overall Rank: 24
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	43.74	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.12	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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